



Community Development – Zoning Division

John Pederson – Division Manager

Case No.
ROD-1-2020

Cobb County...Expect the Best!

ZONING CASE

ROD-1-2020

SITE BACKGROUND

Applicant	Atlantic Realty Acquisitions LLC
Phone	404-591-2900
Email	jward@atlanticresi.com; raaronson@atlanticresi.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Sprayberry Crossing Partnership, a Georgia General Partnership; Sandy Brownstone, LLC; Sandy Ten, LLC; Hong Tran and Hanh H. Tran
Property Location	Southeasterly side of Sandy Plains Rd; northerly side of East Piedmont Rd
Address	2692 Sandy Plains Rd and unnumbered parcels
Access to Property	Sandy Plains Road and East Piedmont Road

QUICK FACTS

Commission District	3-Birrell
Current Zoning	NS (Neighborhood Shopping), PSC (Planned Shopping Center)
Current Use of Property	Shopping Center with outparcel uses
Proposed Zoning	NS, PSC, ROD (Redevelopment Overlay District)
Proposed Use	Mixed-Use Development
Future Land Use Designation	CAC (Community Activity Center)
Site Acreage	17.67
District	16
Land Lot	557, 596, 629
Parcel #	16059600050, 16059600050, 16059600130, 16059600220, 16059600230, 16059600250, 16059600170, 16059600240, 16059600070

Taxes Paid

Yes

FINAL ZONING STAFF RECOMMENDATIONS

FINAL STAFF RECOMMENDATION:

(Staff member: Phillip Westbrook, Planning & Economic Development Division)

Based on the analysis of this case, Staff recommends Approval subject to the following:

1. District Commissioner to approve the final site plan;
2. Fire Department comments and recommendations;
3. Site Plan Review comments and recommendations;
4. Stormwater Management comments and recommendations;
5. Water and Sewer comments and recommendations;
6. Department of Transportation comments and recommendations

ATTACHMENTS

1. ROD-1-2020_Site Plan REVISED 011421
2. ROD-1A_GIS
3. ROD-1-2020_Zoning Division by Planning Div_REVISED 021721
4. ROD-01-2020_Fire Department
5. ROD-01-2020_Cemetery Preservation
6. ROD-01-2020_School System
7. ROD-01-2020_Stormwater Management
8. ROD-01-2020_Planning Division
9. ROD-01-2020_Water and Sewer
10. ROD-01-2020_DOT
11. ROD-1-2020_SPR Department Comments 021821
12. ROD-1-2020_Zoning Staff Analysis by Planning Div_REVISED 021721
13. ROD-1-2020_Summary of Intent REVISED 012021
14. ROD-1-2020_Impact Statement
15. ROD-1-2020_Request to Continue October 081920
16. ROD-1-2020_Request to Continue November 092220
17. ROD-1-2020_Request to Continue December 102220
18. ROD-1-2020_Request to Continue February 112520